

# MAGGS & ALLEN

GROUND FLOOR FLAT 47 BEACONSFIELD ROAD  
ST. GEORGE, BRISTOL, BS5 8ET



## AUCTION GUIDE £150,000

Spacious Ground Floor Flat with Private Garden – Close to St George's Park

This well-presented ground floor flat offers generous living accommodation, featuring a large lounge/dining room and one spacious double bedroom. The property also boasts a modern fitted kitchen and contemporary bathroom.

To the rear, you'll find a delightful private garden – perfect for relaxing or entertaining. Ideally located in a highly sought-after area, the flat is just a short walk from the popular St George's Park, with excellent local amenities and transport links nearby.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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# GROUND FLOOR FLAT 47 BEACONSFIELD ROAD, ST. GEORGE, BRISTOL, BS5 8ET



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 November 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SOLD PRIOR - LARGE ONE BEDROOM GARDEN FLAT

## DESCRIPTION

Set within an attractive Victorian building, this spacious ground floor flat offers generous living accommodation, including a large lounge/dining room and a well-proportioned double bedroom. The property also benefits from a modern fitted kitchen and contemporary bathroom. To the rear is a charming private garden, providing a peaceful outdoor retreat. Ideally located in a sought-after area, the flat is within easy reach of St George's Park and the wide range of shops, cafes, and amenities found along nearby Church Road.

## LOCATION

Beaconsfield Road runs between Church Road and Beaufort Road. It is well-connected for public transport and nearby train stations include Lawrence Hill railway station and Stapleton Road railway station.

## ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

## COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

## SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

## TENURE

Leasehold

## LENGTH OF LEASE

We understand it is a Residue of a 999 year lease. Please refer to the Auction Legal pack.

## LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

## AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk).

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.